

MINIMUM STANDARDS FOR ARO OFF-SITE RESIDENTIAL UNITS

Architectural Design Review Submissions

For new construction and rehabilitation projects the Development Team and architect of record should prepare a concise and informative submissions package, including a project summary, construction cost estimates, site plans and drawings that illustrate scale, architectural context, project scope and any site or project restraints. Our expectation for existing units and those that the developer proposes to rehab is that all systems (plumbing, HVAC, electrical and building envelope) are new. New means the systems have been replaced within three years or within one year for units in Low-Moderate Income ARO Zones. The developer will be required to provide the most recent building permits for all systems.

The developer should meet the minimum standards below as well as the strictest guidelines or requirements of any City, State or Federal law which applies to the development.

Category	Unit Type / Specifications	Standard/Requirement
Site Conditions	All units	<ul style="list-style-type: none"> ▪ Sod planted in front and back yards. Sod on all side yard with width greater than 3 feet. ▪ Mulch or ground cover may be used under porches. Mulch or ground cover on all side yards that are less than 3.0 feet in width. ▪ Concrete walks or pavers may be used at gangways. Provide direct access from the front to the rear of site. ▪ Substantial shrubbery and plantings are required.
Parking	All units	<ul style="list-style-type: none"> ▪ Vehicular access to off-street parking from existing alleys. ▪ Parking for off-site units should reflect both ARO triggering project offerings and the zoning requirements specific to the off-site location. ▪ As with on-site units, if parking is included in the price of the market-rate development, it should be included in the price of the ARO off-site unit.
Security	All units	Self-contained alarm system recommended for all ground floor units.
Building Envelope/ Energy Standards	All units	<ul style="list-style-type: none"> ▪ Attic insulation of R-38. ▪ Exterior wall insulation of R-19. ▪ Rigid perimeter or batt insulation of R-19 or better at building floor system with crawl space. ▪ Vapor barrier in the crawlspace, wall and attic. ▪ Air infiltration barrier on the perimeter walls. ▪ Double pane insulated windows and insulated thermal core doors with weather-stripping. ▪ 2" rigid insulation vertically and 2'0" horizontally for slabs and slabs on grades. ▪ Sill plate sealed with gasket.
Common Facilities/ Miscellaneous	All units	<ul style="list-style-type: none"> ▪ Internet access and CATV infrastructure to be provided ▪ Consider provisions for bulk storage for units with limited storage ▪ Acoustics insulation (such as sound batt and resilient channels) between dwelling units recommended
Cabinets	All units	<ul style="list-style-type: none"> ▪ All cabinets must be plywood box ▪ Cabinet fronts must either be solid wood or high pressure laminate

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HVAC	All units	<ul style="list-style-type: none"> ▪ Separate furnaces and hot water tanks required for each unit. ▪ Minimum 85,000 BTU (or 100,000 BTU furnace for two-story) and 50 gallon hot water tanks are required. ▪ Furnace and hot water heater have an Annual Fuel Utilization ▪ Efficiency (AFUE) rating of 90% or greater ▪ If individual systems are used, they shall meet all the requirements above. ▪ Common boiler and hot water heater systems to have an Annual Fuel Utilization Efficiency (AFUE) rating of 90% or greater ▪ All units shall be air-conditioned
	Minimum unit sizes	<p>All units should be within 85% of the average market rate unit sizes and must meet the following minimum requirements:</p> <ul style="list-style-type: none"> ▪ 0 –bedroom, 350 SF minimum ▪ 1 –bedroom, 550 SF minimum ▪ 2 –bedroom, 750 SF minimum ▪ 3 –bedroom, 950 SF minimum
	Minimum Room Sizes	<p>Room Sizes: Unit living rooms (excluding Efficiency, Studio, and SLF units) shall contain a minimum of 120 SF and have a minimum dimension of 10 feet in any horizontal dimension. All other habitable rooms (excluding bedrooms) shall have a minimum size of 100 SF, not including closets, and a minimum dimension of 9 feet in any horizontal dimension.</p>
	Closets	<p>Provide closets with a minimum 10 SF at each bedroom. The SF of the closet may not to be included within bedroom SF calculation. If project is an existing unit minimum closet sizes may not be required.</p>
	Bathrooms	<ul style="list-style-type: none"> ▪ 1, 2 bedroom units: minimum 1 full bathroom ▪ 3 bedroom unit: minimum 1.5 bathrooms ▪ Ceramic tile floor mandatory for all bathrooms
Garden Units	Single Family	<p>Garden Level not to exceed ½ total depth below grade.</p>
	Multi-family	<ul style="list-style-type: none"> ▪ Garden units to be not more than 2'-0" below grade, with full size windows and an ambience similar to standard dwellings. ▪ Basement (more than 2'-0" below grade) dwelling units not permitted.
Appliances		<ul style="list-style-type: none"> ▪ Range, refrigerator, dishwasher, and ducted range hood mandatory in each unit ▪ All appliances must be new and Energy Star compliant ▪ Washer and dryer hook-up (grey box mandatory) in each unit, except where there is a common laundry facility.
Environmental		<ul style="list-style-type: none"> ▪ Property is free from hazardous and non-hazardous environmental conditions
Accessibility Standards: Adaptable Units		<p>DPD encourages developers to do as much as technically feasible to make units accessible.</p> <p>ARO off-site units should meet the more restrictive of: 1) the City's building code requirements; and/or 2) the Standards referenced in the City's Building Code for Type B/Adaptable Units - specifically Section 1004 of ICC/ANSI A117.1</p> <p>In addition to meeting the Standards for Adaptable units, the following requirements are encouraged:</p> <ul style="list-style-type: none"> ▪ One no-step entry at the first floor unit. ▪ All operable parts should comply with Section 309 of the ICC standards, including the use of lever hardware on all doors and faucets.